073.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,205,300 / 1,205,300
					USE VALUE:	1,205,300 / 1,205,300
					ASSESSED:	1,205,300 / 1,205,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAWLESS TIMOTHY S & RIE
Owner 2:	
Owner 3:	
Street 1:	89 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DELECOURT ANDRE -
Owner 2:	-
Street 1:	89 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,326 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Clapboard Exterior and 2506 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11326.000	673,500		531,800	1,205,300
Total Card	0.260	673,500		531,800	1,205,300
Total Parcel	0.260	673,500		531,800	1,205,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.97 | /Parcel: 480.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 46079
GIS Ref:
GIS Ref:
Insp Date: 10/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	673,300	0	11,326.	531,800	1,205,100	1,205,100	Year End Roll	12/18/2019
2019	101	FV	519,700	0	11,326.	493,900	1,013,600	1,013,600	Year End Roll	1/3/2019
2018	101	FV	519,700	0	11,326.	493,900	1,013,600	1,013,600	Year End Roll	12/20/2017
2017	101	FV	519,700	0	11,326.	433,100	952,800	952,800	Year End Roll	1/3/2017
2016	101	FV	519,700	0	11,326.	395,100	914,800	914,800	Year End	1/4/2016
2015	101	FV	499,500	0	11,326.	349,500	849,000	849,000	Year End Roll	12/11/2014
2014	101	FV	499,500	0	11,326.	330,500	830,000	830,000	Year End Roll	12/16/2013
2013	101	FV	499,500	0	11,326.	314,500	814,000	814,000		12/13/2012

!6131!

PRINT

Date	Time
12/10/20	20:56:23

LAST REV

Date	Time
08/12/19	14:50:46

apro

PAT ACCT. 6131

USER DEFINED

Prior Id # 1:	46079
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELECOURT ANDRE	55174-446		8/16/2010		740,000	No	No		
CARSWELL CRAIG	49949-556		8/15/2007	Change>Sale	707,000	No	No		
BLAISDELL ALYCE	36091-267		8/9/2002		675,000	No	No		
BLAISDELL ALYCE	34960-475		3/2/2002	Family	1	No	No		
BLAISDELL ALYCE	27451-511		7/2/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2016	750	Solar Pa	4,158					
12/5/2011	1577	Redo Bat	19,850	C				RENO EXISTG MBATH
10/20/2011	1330	Redo Bat	12,895	C				
1/2/2008	1	Redo Bat	9,000			G9	GR FY09	HBTH TO TQBTH
12/20/2007	1149	Redo Kit	16,200			G9	GR FY09	
12/18/2006	1097	Re-Roof	6,650					

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	Inspected	CC	Chris C
10/9/2018	MEAS&NOTICE	BS	Barbara S
6/6/2012	Info Fm Prmt	BR	B Rossignol
5/2/2012	Info Fm Prmt	MM	Mary M
12/10/2008	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
12/5/2002	MLS	MM	Mary M
10/13/1999	Meas/Inspect	243	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11326		Sq. Ft.	Site		0	70.	0.67	12									531,847						531,800	

Total AC/HA: 0.26001 | Total SF/SM: 11326 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 531,847 | Spl Credit | Total: 531,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT. BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	5	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06899440
Const Adj.:	1.02724183
Adj $ / SQ:	137.264
Other Features:	121501
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705994
Depreciation:	32476
Depreciated Total:	673519

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

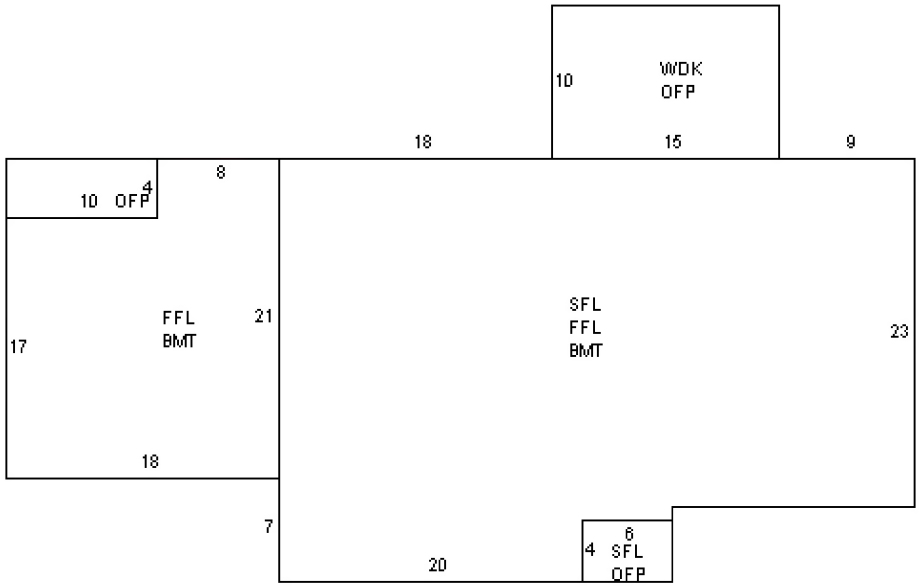
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.56
Special Features:	0	Val/Su Net:	157.36
Final Total:	673500	Val/Su SzAd	268.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,410	41.180	58,063
FFL	First Floor	1,410	137.260	193,543
SFL	Second Floor	1,096	137.260	150,442
OFP	Open Porch	214	24.870	5,322
WDK	Deck	150	13.010	1,952

Net Sketched Area:	4,280			Total:	409,322
Size Ad	2506	Gross Are	4280	FinArea	2506

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	